

Ferguson Place

City of El Paso — City Plan Commission — 12/6/2018

SUSU18-00081 — Major Combination



STAFF CONTACT: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

PROPERTY OWNER: Tom Ferguson

REPRESENTATIVE: Rey Engineering

LOCATION: North of Montana and East of Rich Beem, ETJ

ACREAGE: 1.064

VESTED: No

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: 1: Exception to waive the required DSC standards for Allemande Road and Round Dance Road.
2: Exception to waive the installation of the sidewalk for Allemande Road and Round Dance Road.

RELATED APPLICATIONS: N/A

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 1.064 acres of land into 2 commercial lots. Primary access to the subdivision is proposed from Allemande Road and Round Dance Road. This subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **Approval** of Ferguson Place on a Major Combination basis.



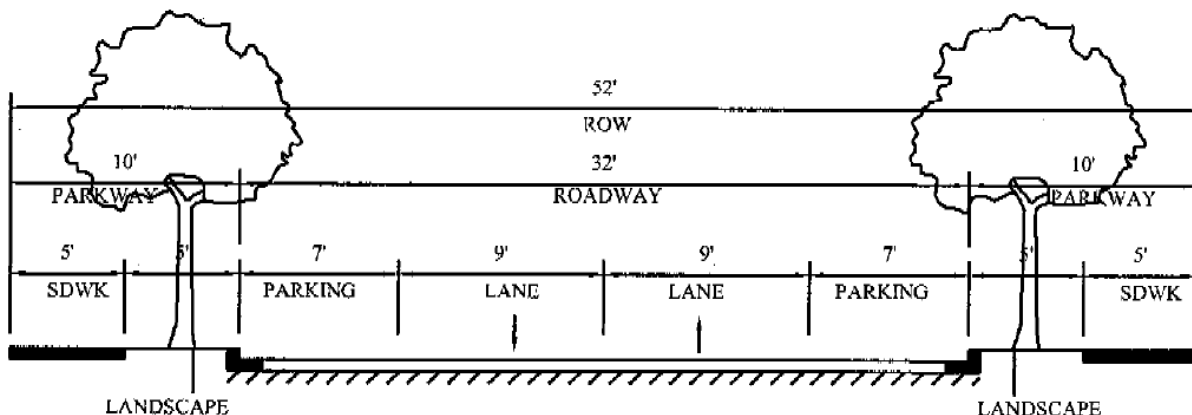
DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following exception under 19.10.050-A (Roadway participation policies) and 19.21.010 (Sidewalks – Purpose and applicability):

Allemande Road:

- 16' of roadway participation is required for Allemande Road. 30' currently exists, however, the participation is unpaved. The applicant is required to pave their proportionate share.
- No parkway exists. The applicant is requesting not to be required to install the 5' landscape buffer and 5' sidewalk.
- The El Paso County will be constructing the street improvements to Round Dance Road.

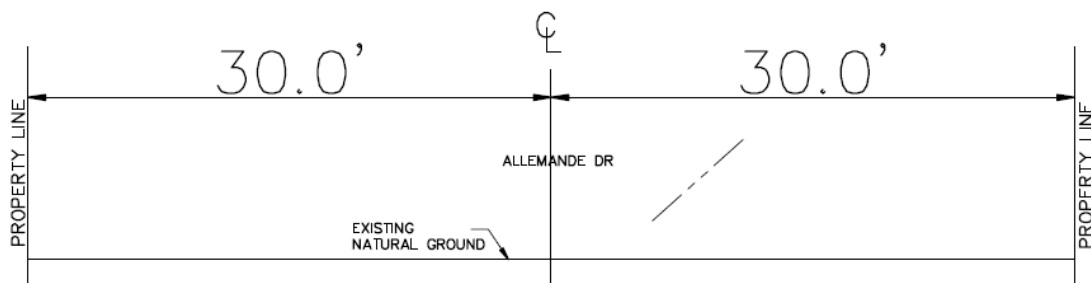
Required:



32' LOCAL RESIDENTIAL 3

NOTE: CROSS SECTIONS ARE MINIMUM, STANDARD REQUIREMENTS

Proposed:



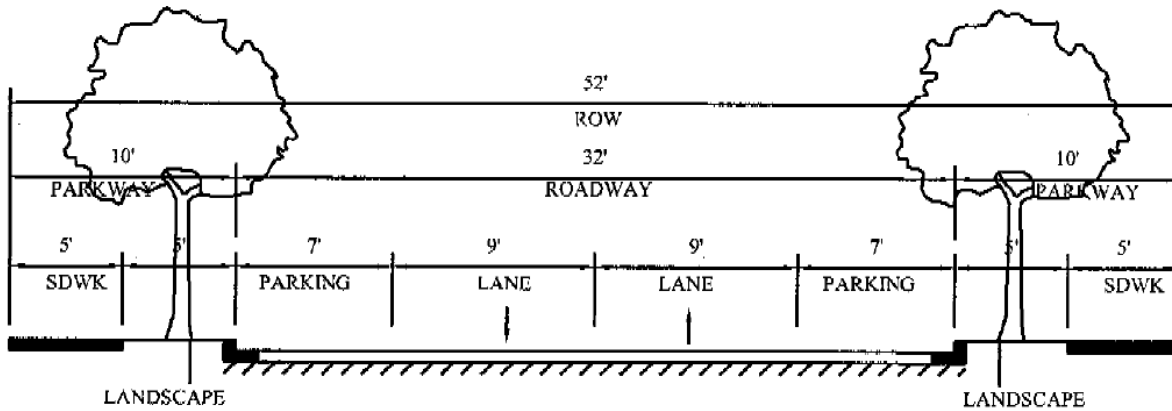
ALLEMANDE RD . TYP. CROSS SECTION A

Scale: 1" = 10'-0"

Round Dance Road:

- 16' of roadway participation is required for Round Dance Road. 30' currently exists, however, the participation is unpaved. The applicant is required to pave their proportionate share.
- No parkway exists. The applicant is requesting not to be required to install the 5' landscape buffer and 5' sidewalk.
- The El Paso County will be constructing the street improvements to Round Dance Road.

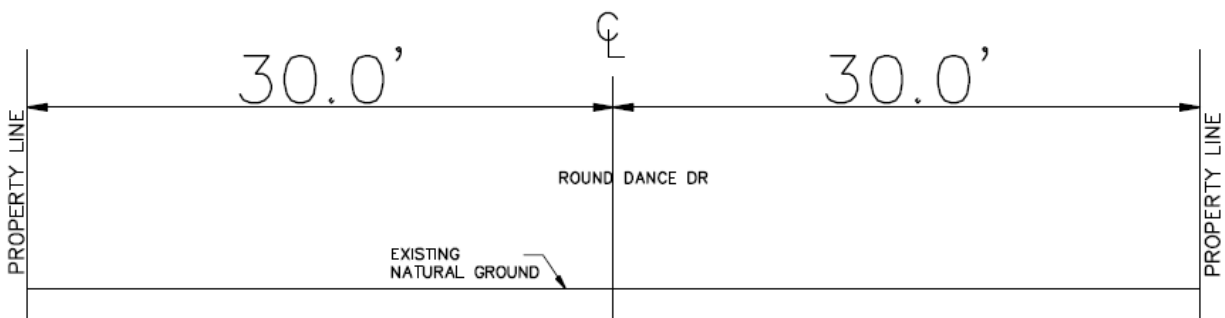
Required:



32' LOCAL RESIDENTIAL 3

NOTE: CROSS SECTIONS ARE MINIMUM, STANDARD REQUIREMENTS

Proposed:



ROUND DANCE RD . TYP. CROSS SECTION B

Scale: 1" = 10'-0"

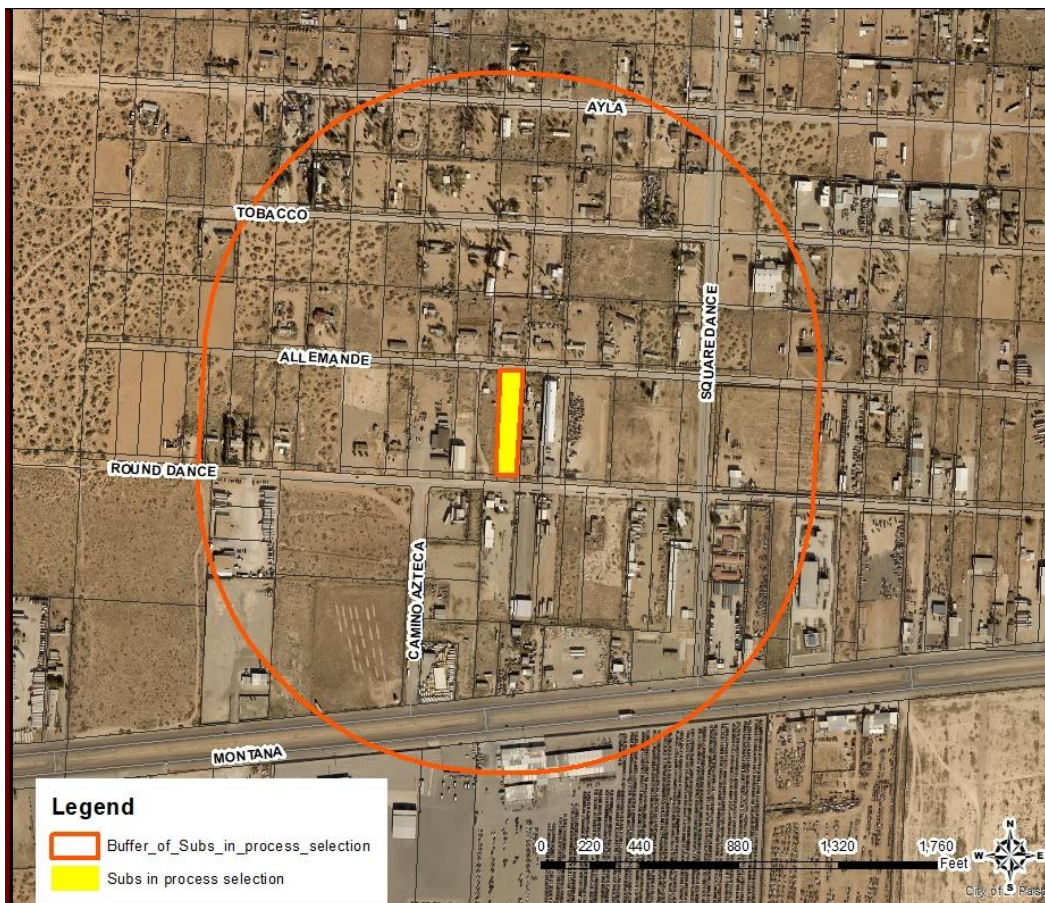
The applicant does meet the following criteria under Section 19.10.050 (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting an exception. The section reads as follows:

Section 19.10.050-A

1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent roads based on any of the following factors:

b: The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;

c: For all plats located within the City of El Paso's Extraterritorial Jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and / or improvements.



NEIGHBORHOOD CHARACTER: Subject property is located within the City of El Paso's Extraterritorial Jurisdiction. Properties adjacent to the subject property are also located within the City of El Paso's Extraterritorial Jurisdiction. The nearest park is Dreamland Park (0.64 miles). The nearest school is Purple Heart Elementary (.53 miles). This property is not located within any Eastside Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

No objections to proposed subdivision.

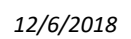
PLAT EXPIRATION:

This application will expire on **December 6, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

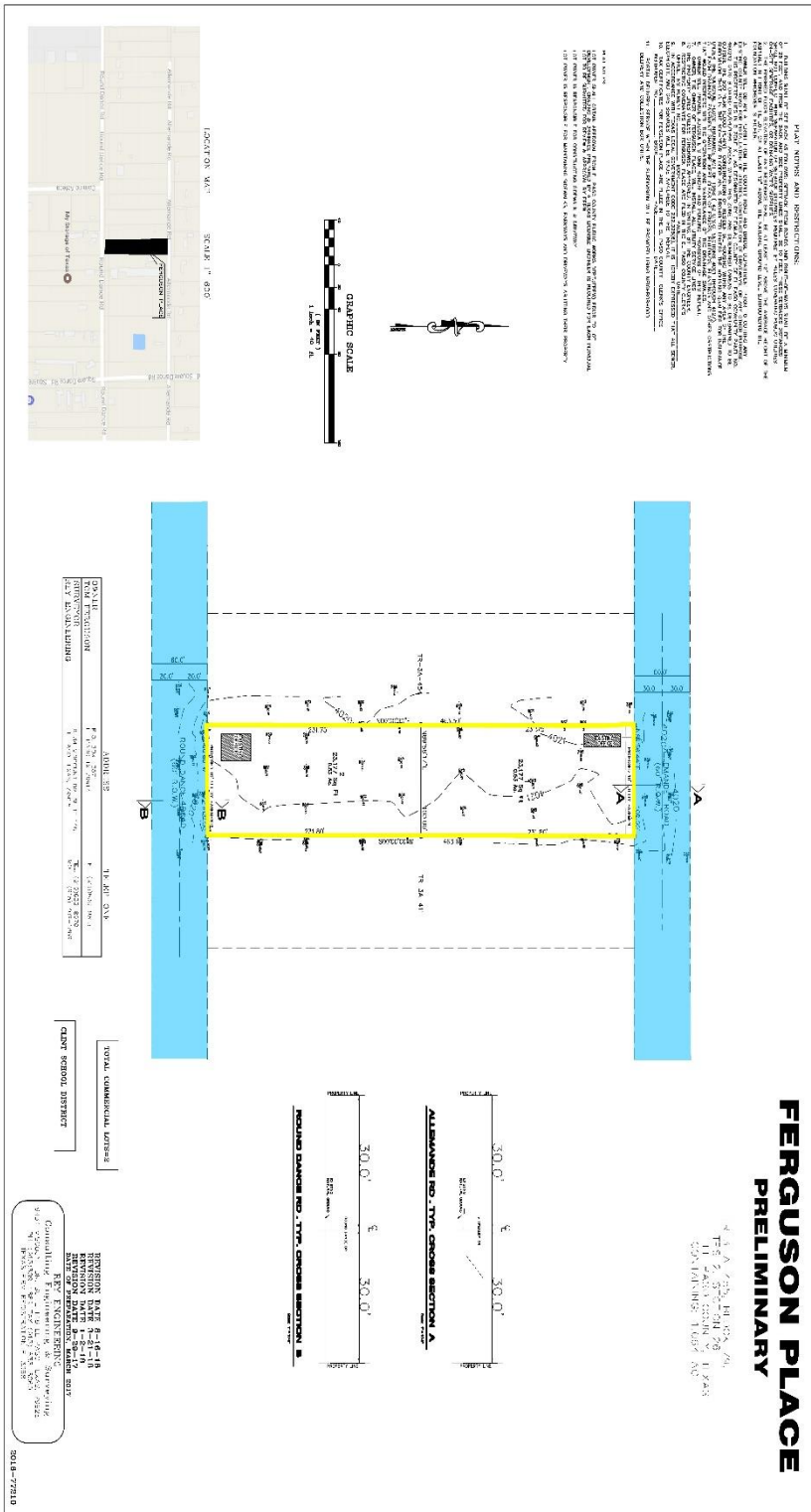
ATTACHMENTS:

1. Location Map
2. Preliminary Plat
3. Final Plat
4. Waiver Requests
5. Application
6. Department Comments

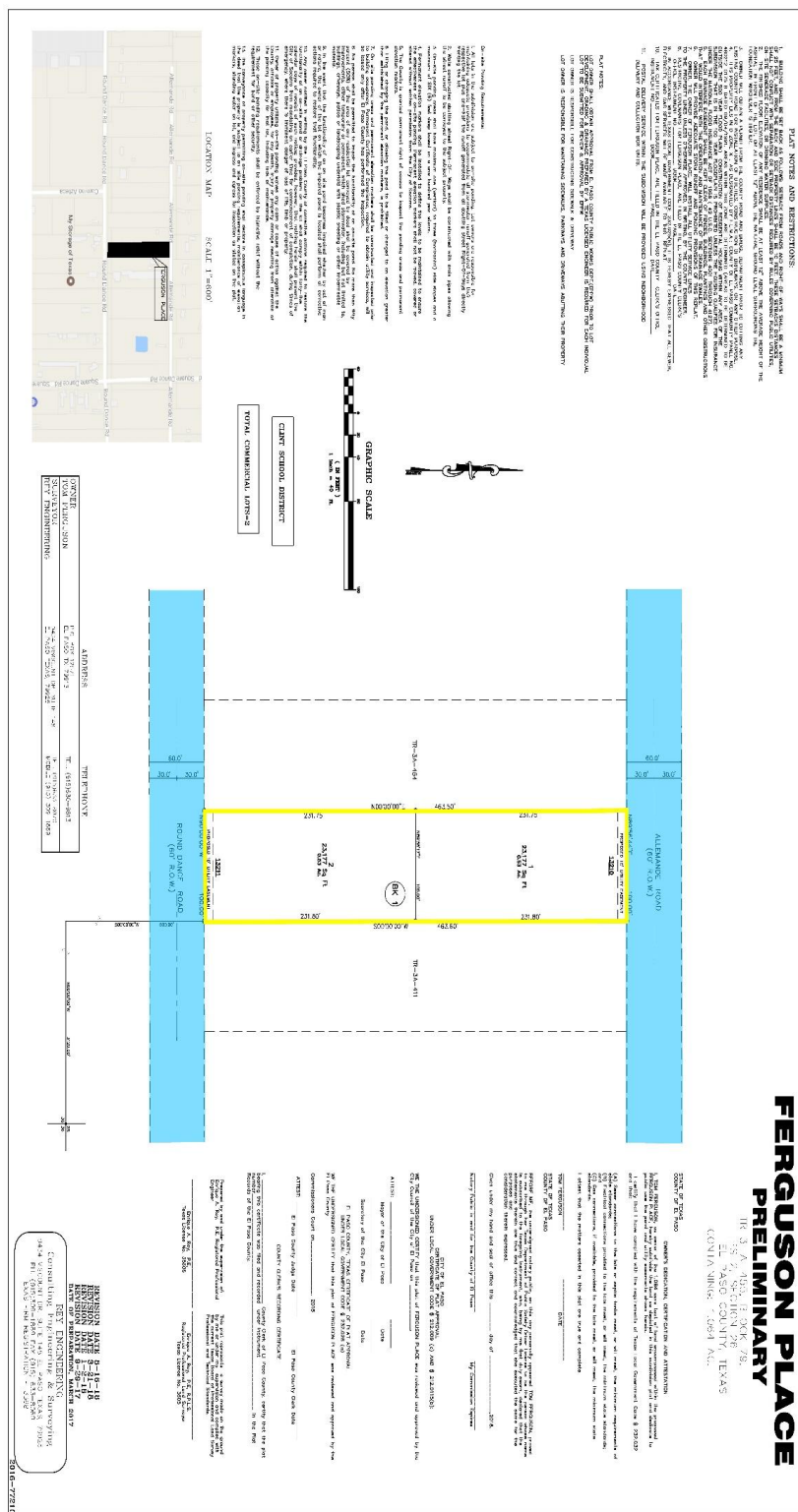
Ferguson Subdivision



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

REY ENGINEERING Inc.
9434 Viscount Suite 148
El Paso, Texas 79925
(915) 633-8070 Office
(915) 633-8060 Fax
(915) 309-1889 Mobile
e-mail: reye1942@msn.com
Monday, November 05, 2018


City of El Paso
Department of Planning and Inspection
Attn: Mr. Jovani Francia
Subject: Streets Improvement Plans For Ferguson Place Subdivision, El Paso County,
Texas.

Mr. Francia, we are requesting a waiver for subject Improvement Plans. The County Road & Bridge Department waived such requirement because the department is executing that phase on the same area. Mr Gilbert Saldana (County Road & Bridge) has been notified of your requirement and is sending a notice to the city for clarification purposes.

Anticipating your attention to this matter, I thank you.

If any questions, please do not hesitate to call.

Respectfully:



Enrique Rey P.E.

REY ENGINEERING Inc.

9434 Viscount Suite 148
El Paso, Texas 79925
(915) 633-8070 Office
(915) 633-8060 Fax
(915) 309-1889 Mobile
e-mail: rey1942@msn.com
Monday, November 05, 2018

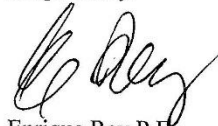
City of El Paso
Department of Planning and Inspection
Attn: Mr. Jovani Francia
Subject: Request waiver for sidewalk requirement at Ferguson Place Subdivision, El Paso
County, Texas.

Sidewalks are required by City Code 19.21. However, subdivision is located in the extra territorial jurisdiction (ETJ) and is not in the city path of annexation. It was submitted as a major combination with a submission fee of about \$2,200.00 Dollars. The entire area do not have any sidewalks. The County of El Paso has already been officially identified as responsible to do street improvements.

Anticipating your attention to this matter, I thank you.

If any questions, please do not hesitate to call.

Respectfully:



Enrique Rey P.E.

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: _____ FILE NO. SUSU18-00081

SUBDIVISION NAME: FERGUSON PLACE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TR 3-A-455, BLOCK 79, TSP 2, SECTION 26,
EL PASO COUNTY, TEXAS
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>1.064</u>	<u>2</u>	Total No. Sites	_____	<u>2</u>
Industrial	_____	_____	Total (Gross) Acreage	_____	<u>1.064</u>
3. What is existing zoning of the above described property? NA Proposed zoning? NA
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)
ON-SITE
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: NA
10. Improvement Plans submitted? Yes ☐ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

12. Owner of record TOM PEDERSON 701 LA MANCHA ELP, TX 79922 (915) 630-8920
 (Name & Address) (Zip) (Phone)

13. Developer EEE CONST. 202 FOSTER ELP, TX 79907 (915) 588-2020
 (Name & Address) (Zip) (Phone)

14. Engineer ROY ENG 9434 WISCONSIN ELP, TX 79925 (915) 588-8070
 (Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: [Signature]

REPRESENTATIVE: [Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

Planning & Inspections Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

ATTACHMENT 6

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Capital Improvements – Parks

We have reviewed Ferguson Place, a major combination plat map and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments:

Please note that this is a Non-residential subdivision composed of two (2) Commercial lots with a combined area of 1.064 Acres; Per City Standards a total of \$1,060.00 would have been required in the form of "Park fees" however

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as IT IS NOT identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space as noted below:

Section 19.20.020 - Dedication Required

A: Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

El Paso County - Public Works

The County will be constructing the street improvements but will not be constructing sidewalks. We are okay with the City imposing the sidewalk requirements on the developer of the subdivision.

El Paso Water – Engineering

Correct sewer description on Engineering Replat Phase with correct providers.

Water

EPWater does not provide retail water service to this property because is located outside of the limits of EPWater service area.

Water service to this area is provided by the East Montana Water System; which is managed by the El Paso County Roads and Bridges Department. An application for water service shall be completed and submitted to El Paso County Roads and Bridges Department.

Sanitary Sewer

The County of El Paso is currently installing sanitary mains within the streets of Square Dance.

Sewer service is to be coordinated with El Paso County Roads and Bridges.

General

Montana Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Montana Avenue right-of-way requires written permission from TxDOT.

An application for water and sanitary sewer services should be submitted 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property, and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Planning & Inspections – Land Development

We have reviewed subject plats and recommend Approval. The Developer / Engineer shall address the following comments.

1: No objections to proposed plats.

Socorro Independent School District

1: School district should read "Socorro School District" not "Clint School District".

2: Not sure if references to the City of Socorro under "On-site Ponding Requirements" (item numbers 4. and 10.) are needed as property is located in the County of El Paso (City of El Paso's ETJ).